



**CITY OF MANCHESTER  
ZONING BOARD ADJUSTMENT  
ONE CITY HALL PLAZA  
MANCHESTER, NH 03101**

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September 19, 2003

**MANCHESTER ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING**

**Thursday, October 2, 2003**

**Aldermanic Chambers – City Hall – 3<sup>rd</sup>. Floor – 6:00 PM**

**One City Hall Plaza**

**Manchester, NH 03101-2097**

The public hearing will commence immediately upon the conclusion of the business meeting.

1. Case #187-ZO-03 – Jason Donna (Owner) proposes to build a 26' x 30' second story addition; also enclose existing 8' x 8' deck, build a 6' x 30' farmer's porch, maintain existing parking and seeks a **variance** from Section(s) 6.07 front yard and side yard setbacks and 10.09 (B) parking setbacks of the Z.O., all as per plans submitted August 12, 2003, at **21 President Rd.**
2. Case #188-ZO-03 – Mark Romagnoli (Owner) proposes to remove existing driveway and create a new driveway and seeks a **variance** from Section 10.09 (B) parking setbacks from the Z.O., as per plans submitted July 16, 2003, at **842 Smyth Rd.**
3. Case #189-ZO-03 – Ajisa Mahmutovic (Owner) proposes to maintain third dwelling unit and two-story deck and create three additional parking spaces and seeks a **variance** from Sections 5.10 (A) (6) multi-family, 6.07 (5 counts – lot area, frontage, width, side setback and lot coverage), 10.09 (B) parking setbacks and 10.03 (D) accessible spaces of the Z.O., as per plans submitted August 11, 2003, at **398-400 Bridge St.**
4. Case #190-ZO-03 – Michael Filitis (Owner) proposes to maintain an 8' x 12' shed and seeks a **variance** from Section 8.24 (A) (3) Accessory Structures of the Z.O., as per plans submitted August 8, 2003, at **162 Milford St.**
5. Case #191-ZO-03 – Sandy Henry (Agent) proposes to erect a freestanding sign and maintain existing signs and seeks a **variance** from Section 9.09 (A) (1) signs (2 counts – setback and height) of the Z.O., as per plans submitted July 1, 2003, at the **Sunbeam Mall, 87-99 Elm St.**

6. Case #192-ZO-03 – Albert B. Consentino, III (Owner) proposes to build a 12' x 8' wood shed; create a circular driveway; also maintain garden within visual clearance area and seeks a **variance** from Section 10.09 (B) parking setbacks, 8.22 (E) visibility at corners and 8.24 (A) (1) accessory structures of the Z.O., as per plans submitted July 23, 2003, at **47 Joshua Dr.**
7. Case #193-ZO-03 – Bruce Donohue (Owner) proposes to remove existing three-seasons room and build a 14' x 14' sunroom and a 7'-6" x 14' covered porch; also maintain a 9' x 15' parking space and seeks a variance from Section 6.07 street yard setback, 10.09 (B) parking setbacks, 10.06 (A) parking layout and 10.08 (C) driveway width of the Z.O., as per plans submitted July 28, 2003 at **187 Highland St.**
8. Case #194-ZO-03 – Robert Rand (Agent) proposes to build a 24' x 24'-6", one-story addition for accessory dwelling unit; also maintain existing parking & create additional parking and seeks a **special exception** from Section 5.11 (L) and a **variance** from Sections 8.21 (D) accessory dwelling unit (parking), 6.07 rear yard setback and 10.09 (B) parking setback of the Z.O., all as per plans submitted July 22, 2003, at **893 Smyth Rd.**
9. Case #195-ZO-03 – Joseph R. Johns (Owner) proposes to occupy 1,270 sq. ft. of space for retail clothing store and seeks a **variance** from Section 5.10 (F) (5) retail clothing of the Z.O., as per plans submitted July 22, 2003 at **31-37 Elm St.**
10. Case #196-ZO-03 – Don Reed (Agent) proposes to increase the size of the sign (previously granted by variance, Case #99-ZO-03) from 120 sq. ft. to 180 sq. ft. and increase from 22' to 25' in height and seeks a **variance** from Section 9.09 (C) (2 counts – area and height) of the Z.O., as per plans submitted July 24, 2003 at **the Taje Inn, 2280 Brown Ave.**
11. Case #197-ZO-03 – William Boulay (Owner) proposes to build a 20' x 21.8', one-story addition for master bedroom and seeks a **variance** from Section 6.07 side yard and rear yard setbacks of the Z.O., as per plans submitted July 24, 2003, at **86 Claire St.**
12. Case #198-ZO-03 – Attorney William J. Donovan (Agent) proposes to build various additions A through D and seeks a **variance** from Section 6.07 floor area ratio, 8.18 (B) (2-count –side yard) and 11.04 (F) expansion of use, as per plans submitted August 8, 2003 at Hanover Hill Nursing Home, **700 Hanover St.**
13. Case #199-ZO-03 – Allen Kalik (Owner) proposes to change from telemarketing business to vending business with additional professional office use and seeks a **variance** from Sections 5.10 (E) (3), 5.10 (H-6) (11) vending business and 5.10 (H-1) (1 & 2) and 5.10 (H-20) (10 professional offices of the Z.O., as per plans submitted August 4, 2003 at **714-720 Union St.**
14. Case #200-ZO-03 – Gerard L. Pepin (Owner) proposes to maintain front yard parking and seeks a variance from Section 10.09 (B) of the Z.O., as per plans submitted August 5, 2003 at **438 Blodget St.**

15. Case #201-ZO-03 – Kathleen Carey (Owner) proposes to re-establish fifth dwelling unit and seeks a **variance** from Sections 5.10 (A) (6) multi-family dwelling, 11.04 (D) reversion to less conforming use, 10.09 (B) parking setbacks and 10.07 (D) parking maneuvering of the Z.O., as per plans submitted August 26, 2003, at **517-519 Clay St.**
16. Case #202-ZO-03 – Attorney Jason Craven (Agent) proposes to maintain accessory structure as a real estate and law office, also maintain additional parking spaces and a 2.5' x 3.5' projecting sign and seeks a **variance** from Sections 5.10 (H-1) (1) real estate, 5.10 (H-1) (2) lawyers office, 10.09 (B) parking setbacks, 10.07 (I) (4) parking screening, 10.07 (I) (1) parking bumpers, 10.08 (C) driveway width, 10.03 (D) accessible spaces, 10.07 (G) landscape parking, 10.02 (F) business parking in residential district and 9.08 sign of the Z.O., as per plans submitted August 20, 2003 at **795-799 Mammoth Rd.**
17. Case #203-ZO-03 – Joseph W. Mondor, Jr. (Owner) requests a **Equitable of Dimensional Requirements** to maintain an 8'-6" x 9' shed in its current location, per appeal filed on September 8, 2003, at **80 Val St.**
18. Case #204-ZO-03 – Don Reed (Agent) **Appeals the Decision of the Deputy Building Commissioner** of the City of Manchester, NH in determining that the proposed signs exceed the maximum allowed under Article 9 of the Z. O., per appeal filed on September 8, 2003, at Van Otis Chocolate, **341 Elm St.**
19. Case #205-ZO-03 – Jason S. Donna (Owner) requests an **Equitable of Dimensional Requirements** to maintain existing house built in 1971 with a 9'-4" setback where 10' is required, per appeal filed on September 8, 2003 at **21 President Rd.**
20. Case #206-ZO-03 – Michael A. Demers (Agent) proposes to subdivide into three lots; build a single family dwelling; on Lot 2 (656 So. Mammoth Rd.) maintain greenhouses erected without permits and on lot 30 (Maple Lane) create a buildable lot and seeks a **variance** from Sections 6.07 lot frontage for 79 Grove Ave. of the Z.O., per plans submitted July 30, 2003 at **79 Grove Ave., 656 So. Mammoth Rd. and Maple Lane.**
21. Case #207-ZO-03 – Daniel M. Daigle (Agent) proposes to create a parking lot and seeks a **variance** from Section 5.10 (I) (8) commercial surface parking lot, 10.02 (F) business parking, 10.07 (G) internal landscaping screening, 10.07 (I) (4) parking screening, 10.08 (C) driveway width of the Z.O., as per plans submitted July 31, 2003 at **82 West St.**
22. Case #210-ZO-03-Timothy Whitcomb proposes to convert nightclub to a health/fitness center at 865 Second St. and seeks a **variance** from Section 5.10 H-5(2) Health & fitness center and 10.03 Parking of the Z.O., as per plans submitted August 21, 2003.

23. Case #211-ZO-03 – Attorney Richard E. Fradette (Agent) **Appeals the Decision of the Building Commissioner** of the City of Manchester, NH in determining that the revision to the residential site plan dated August 28, 2003 represents a material change to the residential site plan prepared by CLD Engineering, dated November 8, 2002 and presented to the ZBA when it granted a use variance on June 11, 2003, Case #110-ZO-03 for the property located at **17 Riverfront Dr.**, per appeal filed on September 11, 2003.

Kathy Payne, ZBA Clerk

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.